

ANNE MORGAN BUYS AGAIN ON SUTTON PL.

Acquires House at No. 3 From Mrs. Stephen Olin; Other Late Realty News.

Miss Anne Morgan, who recently purchased the property at 5 Sutton place, where she plans to erect her residence, has purchased the adjoining house at 3 Sutton place from Mrs. Stephen Olin, sister of Mrs. W. K. Vanderbilt, who is completing her home at the adjoining corner of Fifty-seventh street and Sutton place. The Olin house stands on a lot 20x70.3. Title passed to Miss Morgan yesterday.

Mrs. Olin was among the first purchasers in the Sutton Square residential colony. Others who will make their homes there are Mrs. Lorillard Taubman, Francis P. Griswold, Miss Elizabeth Marbury, Miss Elsie de Wolf, Joseph E. Willard, former Ambassador to Spain, and Chauncey Oloft.

To Build Hotel on Upper West Side

Joseph Zubov, the operator who has been active recently in the Grand Central Terminal zone, has leased the plot on the north side of West Seventy-fourth street, including the northeast corner of Broadway and the northwest corner of Amsterdam avenue, from Oscar and Cecelia P. Wertz for sixty-three years, and next January he will demolish the old taxpayer now on the site and will erect a fifteen-story apartment hotel from plans by Bloodgood & Sugarman, architects. The house will contain 275 rooms, with stores and shops on the ground floor. Part of the floor has been reserved for a large restaurant.

The property is valued at \$700,000 and on the basis of 6 per cent, the rental will be \$42,000 a year for the first twenty-one years. It is expected that the hotel will cost about \$1,400,000. Mr. Zubov and the owners have joined in placing a ten-year serial bond issue of \$1,100,000 on the land and building through the American Bond and Mortgage Company. Charles Memmerson was the broker in the lease and Carl Levine represented the lessee and Eusebio & Taylor, attorneys, represented the owners.

The plot fronts 55.10 feet on Broadway, 149.6 feet on Seventy-fourth street and 54.4 feet on Amsterdam avenue. Mr. Zubov spent many weeks in a futile effort to purchase the property, but was finally satisfied to lease it.

Apartment House Deals.

Edward C. H. Vogler, through Frank B. Henshaw, sold for Katherine Dick to Edna E. Kerns, the five-story triple apartment house at 19 West 103d street, 45.5x80, northeast corner of Manhattan avenue. The seller was represented by Plummer, and the buyer by Louis Sachs.

Operator Buys Bleeker St. Loft.

Charles Galewski, operator, has purchased from the late and Mrs. Helen Hard estate the six-story, fireproof loft building, at 97-99 Bleeker street, on plot 50x150x irregular. The property was sold at \$50,000 and brings in a rental of \$35,000 per annum. Manheimer Bros. negotiated the sale. Mr. Galewski, last April, purchased from the same estate 710 Broadway, a ten-story loft. Joseph E. Greenberg represented the purchaser.

Clark Estate Sells 74th St. House.

The Brown, Wheelock Company, Inc., sold for the Clark estate 48 West Seventy-fourth street, a five-story, American basement dwelling, 25x100, equipped with an electric elevator. The buyer is a client of Frank Sullivan. This is the nineteenth property sold by the Brown, Wheelock Company for the Clark estate within the last fifteen months.

Plan 2 Flats and Theatre in Bronx.

George Nordman, architect, has filed plans for a six-story apartment house containing fifty-four apartments on the east side of Bryan street, between north of Tremont avenue, for the Alce Realty Corporation. The building will include many innovations in apartment house planning.

Plans were also filed yesterday for a two-story theatre and office building, 100x156.6, at the northwest corner of Webster avenue and 165th street for S. B. Steinmetz. Edmund De Bock, architect, estimates the cost at \$130,000.

Plans were also filed for a five-story apartment house, 65.10x81, at the southwest corner of 165th street and 183d street for the L. & B. Construction Company, Isidor Langner, president. Springsteen & Goldhammer, architects, estimate the cost at \$100,000.

Art Dealers Rent Loft Quarters.

Cushman & Wakefield, Inc., leased the twenty-second floor of the new Heckscher Building, between 14th and Fifty-seventh street, to Warwick House, Ltd., dealers in tapestries and paintings, now at 45 East Fifty-seventh street. This lease marks the first step on the part of any of the well-known art and antique dealers in abandoning the customary street level locations in favor of a floor at some height. It was reported by the brokers who are renting and managing agents of the Heckscher Building that several other leases involving entire floors and stores are under active negotiation.

Bronx Market Reports.

Nathan Wilson, the operator, purchased a plot of about five lots, 25x100x104, on the south side of Fordham road between Davidson and Grand avenues. The purchaser intends to improve the site on Fordham road with stores and a three-story business building; the Davidson avenue side, which is adjacent to Fordham road, he intends to dispose of to builders for the erection of apartment houses. Armstrong Brothers were the brokers.

Samuel Cowen sold for the Neumann estate 918 Home street to a Mr. Bartell for occupancy.

The undeveloped plot containing 30,000 square feet at Brannan place, Shipman and High streets, in the lower Springfield avenue district, has been sold by the Halsey estate to the North Ward Realty and Investment Company, which will improve with new business buildings. The deal was negotiated by Feist & Feist, the exclusive agents of the property.

The same brokers sold the building at the corner of Ward and Hamilton streets for the West Hudson Investment Company to Frank C. Cloran, the tenant. Two parcels at 251-253 and 255 and 258 Avon avenue have been purchased by the S. & H. Construction Company from the Buller Realty Company through Louis Schlesinger, Inc. The buyers will improve with business buildings. The same brokers sold the vacant plot, 64.4x229.24, at 502-506 Clinton avenue for Mrs. Edwina E. Bar of Los Angeles, Cal., to M. Copeland Cohen, who will improve with two business buildings. The same brokers leased store and basement in 478 Grand street for the estate of Joseph Goetz to the Newark Butcher Supply Company.

Brooklyn Market News.

A. Minkin sold for the Adage Realty Corporation to S. Weintraub a two-story dwelling at corner of Avenue J and East Fourth street.

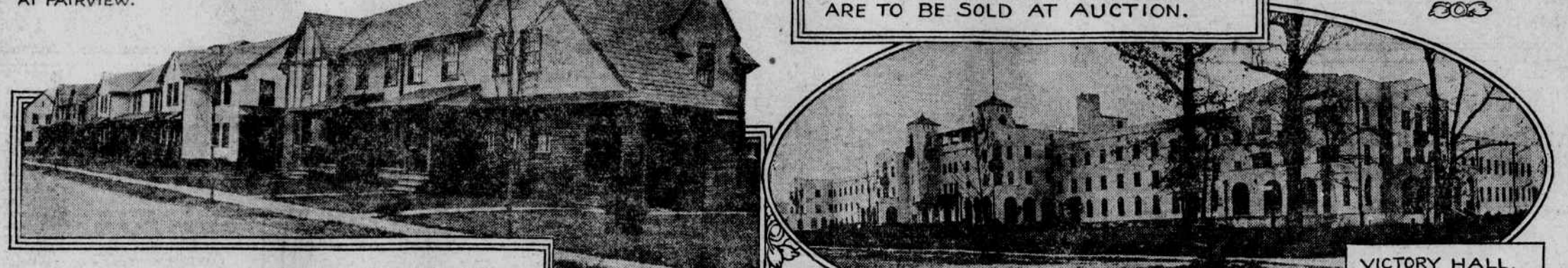
Palley & Horton Company sold 159 Adolph street, a three-story frame two-family house, 20x100, for J. F. Curtin to a client for occupancy.

Edward J. Kugel sold for Morris Iyckoff the eight family apartment

PA KNECKERBOCKER LOANS REALTOR TO UNCLE SAM



A PHOTOGRAPHIC RECORD OF SOME OF THE WORKS DONE BY UNCLE SAM TO MAKE HIS SHIPWRIGHTS COMFORTABLE DURING THE WAR - VIEWS IN THE VILLAGES OF FAIRVIEW AT CAMDEN, N.J. AND HARRIMAN AT BRISTOL, PA. WHERE 1,898 HOUSES ARE TO BE SOLD AT AUCTION.



Joseph P. Day, Whose Gavel Has Beaten a Tattoo All Over Greater New York, Is Commissioned by Government to Auction Model Villages Built for Shipworkers

ROW OF HOUSES IN HARRIMAN.

Having sold for many millions of dollars a considerable portion of the island of Manhattan which Peter Minuet bought from the Indians for \$24, Joseph P. Day has branched out as a national real estate salesman, an agent for Uncle Sam. He has a percentage in Uncle Sam. He has just made arrangements with the United States Government to sell 1,898 houses built by the Government during the war. These houses comprise the villages of Fairview and Morgan, at Camden, N. J., and Harriman at Bristol, Pa., near Trenton. This contract which Mr. Day has entered into with Uncle Sam will be the largest sale ever conducted in the United States if not in the world. The sale will open on December 10 at Fairview, Camden, and will continue there until all the houses are sold.

In the course of an inspection made soon after he had been selected to sell the houses, Mr. Day made the discovery that Camden was in a fair way to become the Brooklyn of Philadelphia, and that here, at a point almost suburban to New York, was an opportunity for speculation only to be compared with the Washington Heights, East Bronx, and Brownsville booms so familiar to New Yorkers. Mr. Day's story as told yesterday, reveals a situation that has great possibilities. He describes them as follows:

"When the United States Shipping Board sent me to confer on the subject of the sale of the Government built houses at Camden, N. J., and Bristol, Pa., my first act after the conference was to go direct to Philadelphia and Camden in order to make a close-up study of the situation. With a compass and a map of Philadelphia and Camden before me I reached the foot of Market street, Philadelphia, and boarded the ferry for Camden. I had no sooner reached the middle of the Delaware River than I realized that with the new Delaware River bridge now under construction at Philadelphia and Camden, which would be united as were Manhattan and Brooklyn in 1884, when the Brooklyn Bridge was built.

"As this comparison developed in my mind there spread before my vision the city of New York, with Manhattan on the west and Brooklyn on the east side of the East River. I went back over the years prior to 1884, when the people of old New York regarded the East River as an almost insurmountable barrier and access to Brooklyn possible only by way of antiquated ferries, even then antiquated. A few years later, in 1884, and, presto! the Brooklyn Bridge had been completed, and the population of Brooklyn, which was less than 600,000 in 1884, had grown to more than a million. To-day, with bridges, Brooklyn's population is 2,018,356 and Manhattan's population 2,284,103. In the years that have elapsed since the completion of the Brooklyn Bridge, almost a million and a half homeseekers have been added to the resident population of the borough, which in 1884 was just half that of the Borough of Manhattan. The population of Brooklyn to-day is nearly abreast that of Manhattan and the two boroughs are now rivals for the honor of being the largest borough of the largest city in the world.

"This great development of Brooklyn since the Brooklyn Bridge was completed should be of immense interest to business men, investors and speculators everywhere, but especially in Philadelphia, Camden and the vicinity, because of the construction of the Delaware River Bridge and the fact that Camden and Philadelphia occupy the same geographical position as that which characterized Manhattan and Brooklyn. In fact, the similarity is so startling that a glance at the maps of these four centers of population and industry shows that while Brooklyn has its Newtown Creek, the tongue of which is greater than that of the Mississippi River, Camden and Fairview have their Newton Creek, a tributary of the Delaware River which has great possibilities.

"My advice to foresighted investors and homeseekers is to study the maps of these cities and then, by comparing the situation in Philadelphia and Camden with that which exists in New York and Brooklyn, to do a little figuring for themselves and to draw their own conclusions as to just what the Delaware River bridge may be expected to do for Camden and Fairview.

"While on the subject of the great future that looms for Camden, I want to say a word about the village of Fairview. This Government created residential suburb is one of the most beautiful colonies it has been my good fortune to see and study, and I may say that in the course of my business, I have visited and studied thousands of villages, towns and cities in all parts of the United States and Canada where I have held auction sales. In fact, it would be impossible for me to overstate the excellence and beauty of Fairview. A place where any resident of Philadelphia or any other big city should be glad to live—where it is obvious that real estate values must increase with the completion of the Delaware River Bridge and the trend of population and building across the Delaware River.

"It should be borne in mind that when Uncle Sam erected these houses he built them for the very best type of artisan and employees. Cost was no object at that time, but now that the war is over these houses must be sold for whatever they may bring in accordance with the orders I have received from the United States Shipping Board Emergency Fleet Corporation."

Suburban Trading.

H. S. Connolly & Co. sold to S. A. Tooby of this city the former residence of F. W. Wood, a modern Colonial house of twelve rooms and three baths, on half acre plot, in Erwin Park, Montclair.

The O. L. Schwencke Land and Investment Company has sold plots of three to ten lots at Homestead, L. I., to A. Beurnier, Theresa Cross, William Duffy, G. & S. Fontaine, D. & A. Gordon, E. Haeuser and G. B. & M. E. Kirschmeier.

George C. Beach, a Jersey City lawyer, has purchased from Mrs. Wilson W. Smith her twelve room residence at the southeast corner of South Mountain avenue and Gates avenue, Montclair. The property, which was held at \$45,000, was sold by F. M. Crawley & Bros.

Howe & Thompson sold for Selwin Feyer his semi-detached house, corner Maple and Chester avenues, White Plains, to Peter J. Constant of Brooklyn.

Manseion of Hat Maker at Auction



DOWNSBURY COUNTRY HOME OF COL. EDWARD M. KNOX AT RIDGFIELD, CONN.

Downsbury, the 200 acre estate of Col. Edward M. Knox, founder of the old hat firm of Knox & Co. is to be sold on the farm at Ridgfield, Conn., on Saturday, December 3, at 2 o'clock, by Arthur C. Sheridan, auctioneer. The place is said to have cost close to \$1,000,000, and it has a private railroad station with a siding from the New Haven Railroad. The main residence was recently redecorated and the property will be sold completely furnished.

The main residence contains on the entrance floor a glass enclosed solarium, music room, large entrance hall, library, dining room and butler's pantry. Each room has large open fireplace decorated with Japanese tiling, and each in different design.

The second and third floors contain twelve master bedrooms with connecting baths, and there are ample servant quarters on the third floor. There is also a billiard room. At one end of the residence is a large open air Pompeian design dining room with marble fountain, electric fans and electric lights for evening use. This room overlooks the formal gardens, which are dotted with statuary. The entrance hall, library and main dining room have beamed ceilings.

The house itself is surrounded by numerous rare shrubs and trees, including Japanese maples. The grounds will accommodate six cars. There are also a carriage barn, tank house, hay barn, and a large open air chicken house, and superintendents' house on the estate. Telephones connect the various buildings and a burglar alarm system is installed.

REAL ESTATE AT AUCTION.

AUCTION SALE

The Chauncey Real Estate Co., Ltd.
Will Sell at Auction on
Thursday, Dec. 8th, 1921,
at 12 o'clock, Noon, in the
Brooklyn Real Estate Exchange, Ltd.
189-191 Montague St.,
18 Desirable Vacant Lots
including 2 corners, and all unimproved as to use, on
LIBERTY AVE., VERMONT and WYONA STS.
66 2-3% May Remain on Bond and Mortgage
Good transit and every street improvement. For maps and particulars apply to Robt. H. Koehler, Esq., Atty., 64 Wall St., Manhattan, or Auctioneers, 187 Montague St.
And also at same time and place

ESTATE SALE

The three very desirable properties:
37-9 SANDS STREET
a one-story brick and frame and store property, containing 2 stores and on lot 38x120 feet.
60 SANDS STREET
2 1/2-story and basement frame dwelling, 40x100 feet and extension, on lot 28.25x100 feet.
64 SANDS STREET
2 1/2-story and basement frame dwelling, about 25x86 feet, on lot 23.3x95 feet.
60% May remain on bond and mortgage for three years at 5 1/2 per cent.
To close Estate of Richard Morrissey, deceased.
GRANITE STREET
S. E. side, near Bushwick Ave. Vacant plot, 40x100 feet.
For maps and further particulars apply to Geo. F. Alexander, Esq., Atty., 32 Court St., Brooklyn.
Also at same time and place will sell the
Desirable Vacant Corner
Plots at S. W. Corner Ave. O and E. 7th St.
adjoining Ocean Pkwy; 140x100 ft. S. E. Corner Albemarle Road and Oakland Place
50x120 feet; and also 5 vacant lots on northerly side
17th St., 220 Ft. W. 11th Ave.
20x90.2 feet each.
For maps and particulars apply to Auctioneers, 187 Montague St., Brooklyn.

Adjourned

Account of Bad Weather to
Tuesday, Dec. 6th
ABSOLUTE AUCTION
for the
Estate of
Jas. A. Mahony
I. Howard Lehman, Atty.,
Yorkville, N. Y.
AT NOON, 14 VESSEY ST.
FORT WASHINGTON AVE.,
109th St. & Haven Ave.
12 LOTS.
BROADWAY.
N. W. cor. 235th St. & Kingsbridge Ave.—38 LOTS.
LEXINGTON AVE.
N. W. cor. 150th St., 190x65.
JEROME AVE.
Mt. Eden (Glenmont) St. & Townend Ave.
14 LOTS at Subway station.
ACADEMY ST.
S. E. cor. East Ave.—6 LOTS.
ELWOOD ST.
S. W. cor. 190th St.—3 LOTS.
SEDGWICK AVE.
3 plots, near Fordham Rd.;
West Kingsbridge Rd. & Fort Independence St.
2 to 3 LOTS EACH.
GILE PL.
E. & W. Sides, north of Fort Independence St.—18 LOTS.
BAILEY AVE.
Near Kingsbridge Rd. & near Summit Pl.—2 LOTS EACH.
KINGSBRIDGE TERRACE,
N. W. cor. Nindham Pl.
1 LOTS.
YONKERS.
Lincoln Station—McLean Ave.—5 BLOCKS OF LOTS.
Except for the Yonkers property, all of the above Estate holdings are subject to Tax Exemption if promptly improved with Dwelling Apartment Houses. Financial institutions have assured us they will make reasonable building loans on the improvement of business properties.
Send for Illustrated Bookmaps
MORGENTHAU JR.
Agents
206 Broadway, N. Y. C.
67 Liberty St., N. Y. C.
Tel. Cortlandt 0744

Real Estate at Auction.

Real Estate at Auction.

BRYAN L. KENNELLY, (INCORPORATED)
Real Estate Auctioneers

Special Auction Salesday WEDNESDAY, DEC. 7

At noon in the Real Estate Exchange, 14-16 Vesey St., N. Y.
Absolute Supreme Court Partition Sale
ESTATE OF SOPHIA GUNDUM
By order of Warren Leslie, Referee.
247-249 EAST 28TH STREET
Five story and basement flat with 3 stores
Size 48.10x74.7x irregular

20 Choice YONKERS Building LOTS

West Side Nepperhan Avenue, running through to Upland Avenue, just south of Brook Place.

Absolute Auction Sale 3 WEST BRONX BUILDING LOTS

E. S. Macombs Road, 75 ft. south of 176th St. Size 75x100.
E. S. 176th Street, 125 ft. East of Macombs Road. Size 75x100.
S. S. Davidson Ave., 61 ft. south of 176th St. Size 50x100.

EXECUTOR'S SALE

Estate of Clara J. Reilly, Deceased.
N. E. COR. NEIL AVE. & N. Side NEIL AVE.,
WILLIAMSBURG ROAD, 25.29 ft. east of Narragansett Av.
Vacant Lot, 25x95.
Vacant Lot, 25x89.

Fort Washington Ave., 2017 Vyse Ave., The Bronx,

Southeast corner of 187th St. 3 story and cellar frame dwelling.
Vacant plot of 4 lots, size 100x90 ing, 25x100.

Executors Sale

To close the Bamber Estate,
E. T. Bamber and Mary E. White, Executors.
WEST NEW BRIGHTON-STATEN ISLAND
1713 RICHMOND TERRACE
Two and three story buildings, size 48.5x220.
JOHN SULING, ESQ., ATTY., 258 BROADWAY, N. Y.
Write or Telephone for Illustrated Bookmap.

Absolute Executor's Sale

Estate of J. M. Coolidge, Deceased,
J. Irving Fowler, Executor,
SATURDAY, DEC. 10
At 2 P. M., in the Real Estate Exchange, 14 Vesey St., N. Y. C.

WHITESTONE - FLUSHING

Borough of Queens, New York City

164 BUILDING LOTS 164

On Parsons, 22nd and 23rd Avenues,
Lee and Ryan Courts, 146th and 147th Streets.
City bus line on 23rd Avenue.
Convenient to Flushing and Whitestone Stations of L. I. R. R.
Title Guarantees & Trust Co. Policies Free.
JOSEPH F. POEY, Esq., Atty., 81 Main St., Flushing, N. Y.

HOMESEEKERS-BUILDERS-SPECULATORS

Remember the Tax Exemption Law expires April 1st, 1922. To take advantage of the Tax Exemption it is only necessary to start the foundation of your home before that period, then you have two years to complete construction.

Our Representatives on Property TO-DAY.
Write or Telephone for Illustrated Bookmap.

BRYAN L. KENNELLY, INC.

149 BROADWAY, NEW YORK CITY TEL. 1547 CORTLANDT

NATHANIEL SHUTER, Auc'tr

Supreme Court Kings County
PARTITION SALE
Under Direction of Chas. F. Murphy, Ref.
WEDNESDAY, NOV. 30, 1921
at 12 o'clock, NOON, in the
BROOKLYN REAL ESTATE EXCHANGE,
189 Montague Street
Desirable and centrally located properties
191 Kingston Avenue
Opposite Bedford Park.
Plot 20x80, a two story and basement two family brownstone dwelling, eleven rooms and two baths.
1007 Bergen Street
Between Bedford and Franklin Aves.
Plot 20x110, a two story and basement one family brick dwelling, eight rooms and bath.
Further information can be obtained from
Seley & Levine
Attorneys, 189 Montague St., Brooklyn
ARTHUR C. SHERIDAN, Real Est. Auction'r
152 Broadway, Cort. 1238.

MEMO Today

Owners, operators and brokers know the value of THE NEW YORK HERALD'S quality circulation for renting business property. Now in the time to advertise for February 1 Rentals.